



City of Vancouver *Zoning and Development By-law*

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CD-1 (82)

749 West 33rd Avenue (John Paul II Pastoral Centre)

By-law No. 4671

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective December 5, 1972

(Amended up to and including By-law No. 10770, dated July 24, 2013)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Definitions

In this By-law:

Adult Day Care Centre means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults.

Retail Store (Hospital) means a retail store as defined in section 2 of the Zoning and Development By-law limited to the use of premises for a newsstand or flower shop, or for the retail sale or rental of products designed specifically for medical applications including pharmaceuticals, prosthetics, hearing aids, and similar products.

[10677; 13 04 09]

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (82).

3.2 Subject to Council approval of the form of development, to all conditions, guidelines, policies and the Riley Park/South Cambie Community Vision adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (82) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Adult Day Care Centre;
- (b) Cultural and Recreational Uses, limited to Fitness Centre;
- (c) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section 3.2 and to Seniors Supportive or Assisted Housing; [10770; 13 07 24]
- (d) Institutional Uses, limited to Child Day Care Facility, Community Care Facility, Group Residence, Hospital and Social Service Centre; [10770; 13 07 24]
- (e) Office Uses, limited to General Office and Health Care Office; [10770; 13 07 24]
- (f) Retail Uses, limited to Limited Service Food Establishment and Small-scale Pharmacy;
- (g) Retail Store (Hospital); and
- (h) Accessory Uses customarily ancillary to any use permitted by this section 3.2.

[10677; 13 04 09]

4 Conditions of Use

4.1 General Office use is only permitted in Sub-area C as illustrated in Diagram 1.

4.2 Dwelling uses are only permitted in Sub-area C as illustrated in Diagram 1, except that Seniors Supportive or Assisted Housing is permitted in Sub-Areas A, B, C and D as illustrated in Diagram 1.

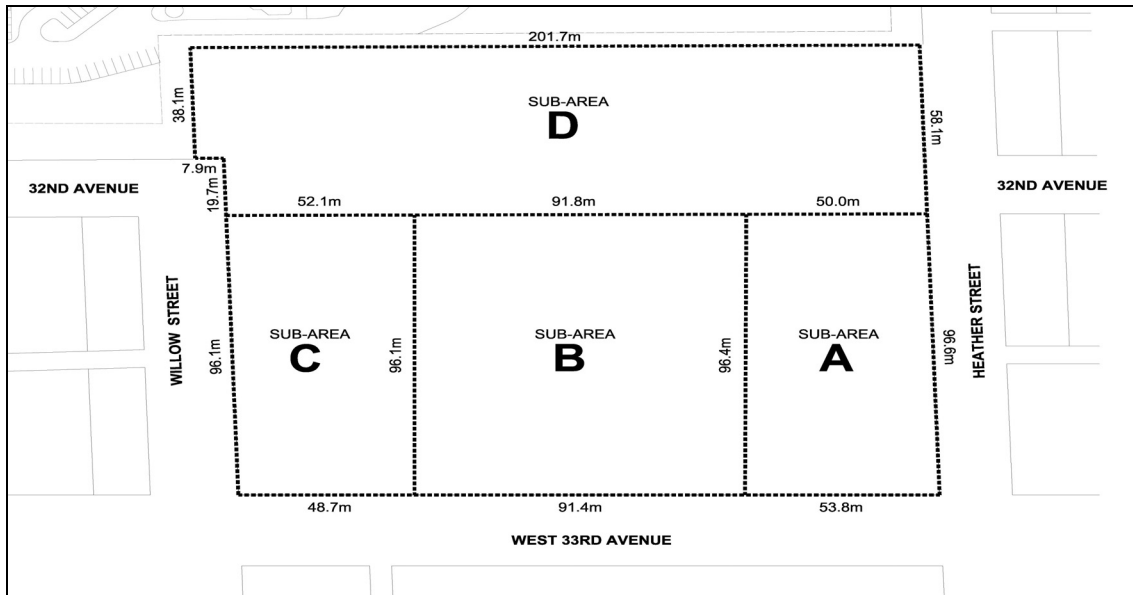
[10770; 13 07 24]

5 Sub-areas

The site is to consist of Sub-areas A, B, C, and D illustrated in Diagram 1.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4671 or provides an explanatory note.

Diagram 1



[10677; 13 04 09]

6 Density

- 6.1 Computation of floor space ratio must assume that the site consists of 30 190 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications. [10770; 13 07 24]
- 6.2 The floor space ratio for all uses, combined, must not exceed 1.4.
- 6.3 The sales area of a retail store (hospital) must not exceed 93 m².
- 6.4 The gross floor area for a small-scale pharmacy must not exceed 600 m².
- 6.5 Computation of floor area must include:
 - (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross-sectional areas and included in the measurements for each floor at which they are located.
- 6.6 Computation of floor space ratio must exclude:
 - (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, underground utility corridors and walkways, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

- (d) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the maximum exclusion must not exceed the lesser of 20% of permitted floor area in a building and 2 000 m²;
- (g) where the use of floors is entirely for access to or occupancy by heating and mechanical equipment or utilities and are above the base surface; and
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

6.7 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%; and
- (b) tool sheds, trellises, and other garden structures which support the use of intensive green roofs and urban agriculture, and, despite section 5.6(b), those portions of stairways and elevator enclosures at roof level which provide access to garden areas.

[10677; 13 04 09]

7 Height

7.1 The building height, including parapet wall, must not exceed the geodetic elevation of:

- (a) 106.29 m in sub-area A;
- (b) 110.9 m in sub-area B;
- (c) 102.2 m in sub-area C; and
- (d) 100.9 m in sub-area D.

7.2 Despite section 6.1, the Director of Planning or Development Permit Board may permit an increase in height for mechanical appurtenances, architectural appurtenances such as elevator enclosures and stairwells that are necessary to give access to a rooftop garden, railings, screens, planters and other similar elements that are an integral part of the rooftop garden or of the decks and balconies, and appurtenances which, in the opinion of the Director of Planning or Development Permit Board are similar to the foregoing, if such appurtenances, in the aggregate, do not exceed 50% of the width of the building, as measured on any elevation drawings, or 20% of the roof area on which they are situate as viewed directly from above.

[10677; 13 04 09]

8 Parking, loading, passenger and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that:

- (a) for units containing living accommodation, the following parking requirements apply:
 - (i) one parking space for each four units less than 70 m² of gross floor area, and
 - (ii) one parking space for each unit 70 m² or more of gross floor area;
- (b) the Director of Planning, in consultation with the General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the provision of scooter storage spaces in lieu of bicycle parking spaces; and
- (c) for a child day care facility, a parking requirement of a minimum of one standard size drop off/pick up space for every eight full-time equivalent children in attendance, and a minimum of two parking spaces for child care staff.

[10677; 13 04 09]

9 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of units containing living accommodation	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[10677; 13 04 09]

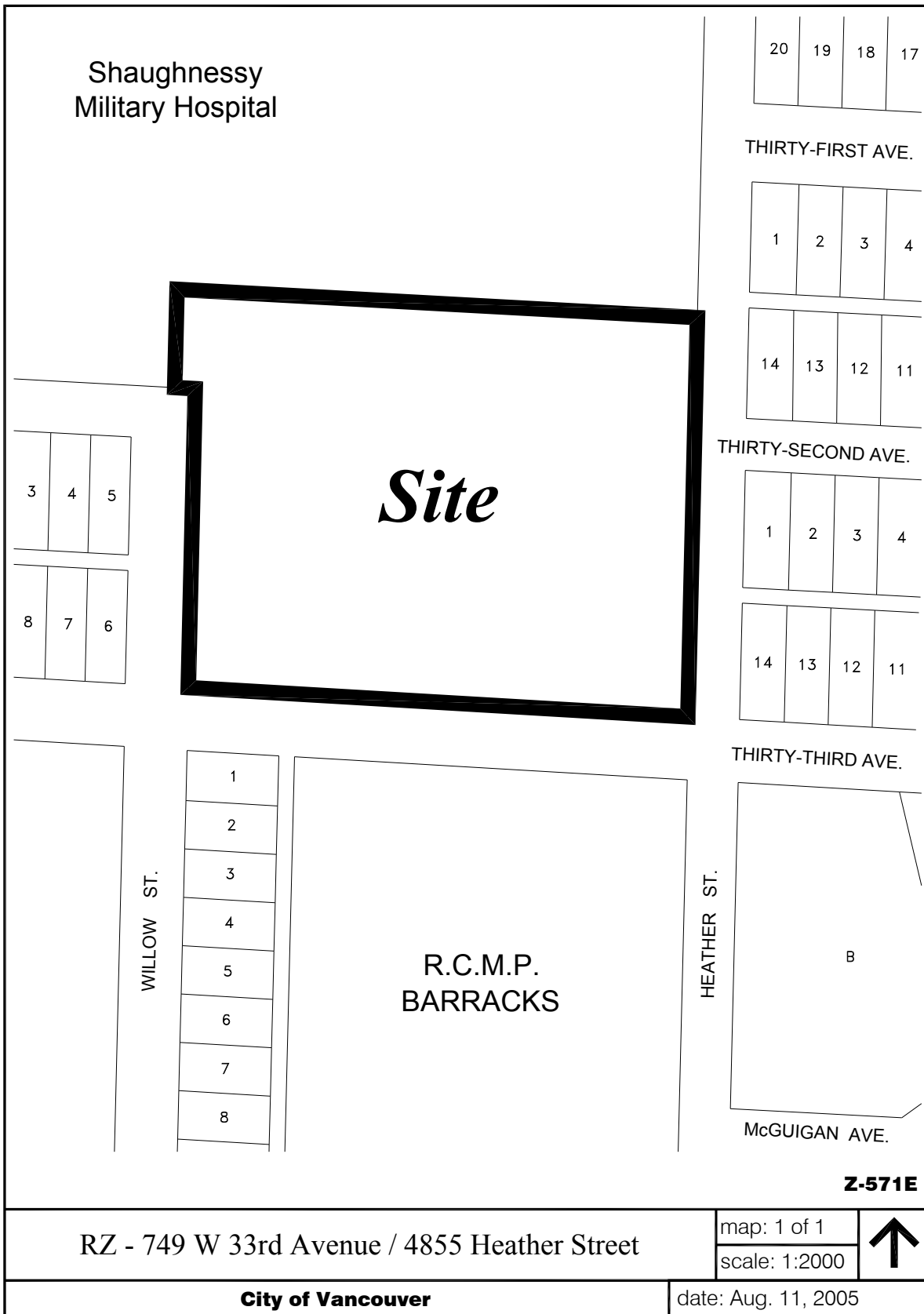
10 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

- 11** *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[9203; 05 11 23]

Schedule A



Shaughnessy
Military Hospital

Site

R.C.M.P.
BARRACKS

WILLOW ST.

HEATHER ST.

McGUIGAN AVE.

THIRTY-FIRST AVE.

THIRTY-SECOND AVE.

THIRTY-THIRD AVE.

Z-571E

RZ - 749 W 33rd Avenue / 4855 Heather Street

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Aug. 11, 2005